

**Fill in this information to identify the case:**Debtor 1 ROBERT P. SELLATI, JR.Debtor 2 ROBIN S. SELLATI  
(Spouse, if filing)United States Bankruptcy Court for the: Western District of Pennsylvania

(State)

Case Number: 18-22227GLTForm 4100N**Notice of Final Cure Payment****10/15**

File a separate notice for each creditor.

According to Bankruptcy Rule 3002.1(f), the trustee gives notice that the amount required to cure the prepetition default in the claim below has been paid in full and the debtor(s) have completed all payments under the plan.

**Part 1: Mortgage Information**

Name of creditor: IBMSECU Court claim no. (if known): NC

Last 4 digits of any number you use to identify the debtor's account 3 6 0 0

Property Address: 3121 BETHEL CHURCH RD  
BETHEL PARK PA 15102

**Part 2: Cure Amount**

Total cure disbursements made by the trustee:	Amount
a. Allowed prepetition arrearage:	(a) \$ <u>0.00</u>
b. Prepetition arrearage paid by the trustee:	(b) \$ <u>0.00</u>
c. Amount of postpetition fees, expenses, and charges recoverable under Bankruptcy Rule 3002.1(c):	(c) \$ <u>0.00</u>
d. Amount of postpetition fees, expenses, and charges recoverable under Bankruptcy Rule 3002.1(c) and paid by the trustee:	(d) \$ <u>0.00</u>
e. Allowed postpetition arrearage:	(e) \$ <u>0.00</u>
f. Postpetition arrearage paid by the trustee:	+ (f) \$ <u>0.00</u>
g. <b>Total.</b> Add lines b, d, and f.	(g) \$ <u>0.00</u>

**Part 3: Postpetition Mortgage Payment**


Check one

Mortgage is paid through the trustee.

Current monthly mortgage payment

\$ \$430.72

The next postpetition payment is due on

7 / 1 / 2023  
MM / DD / YYYY Mortgage is paid directly by the debtor(s).


Debtor 1 ROBERT P. SELLATI, JR.  
Name

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**Part 4: A Response Is Required By Bankruptcy Rule 3002.1(g)**

Under Bankruptcy Rule 3002.1(g), the creditor must file and serve on the debtor(s), their counsel, and the trustee, within 21 days after service of this notice, a statement indicating whether the creditor agrees that the debtor(s) have paid in full the amount required to cure the default and stating whether the debtor(s) have (i) paid all outstanding postpetition fees, costs, and escrow amounts due, and (ii) consistent with § 1322(b)(5) of the Bankruptcy Code, are current on all postpetition payments as of the date of the response. Failure to file and serve the statement may subject the creditor to further action of the court, including possible sanctions.

To assist in reconciling the claim, a history of payments made by the trustee is attached to copies of this notice sent to the debtor(s) and the creditor.

 /s/ Ronda J. Winnecour  
Signature

Date 07/26/2023

Trustee Ronda J. Winnecour

Address CHAPTER 13 TRUSTEE WD PA  
600 GRANT STREET  
SUITE 3250 US STEEL TWR  
PITTSBURGH, PA 15219

Contact phone (412) 471-5566

Email [cmecf@chapter13trusteewdpa.com](mailto:cmecf@chapter13trusteewdpa.com)

Debtor 1 **ROBERT P. SELLATI, JR.**  
Name

Case number (if known) **18-22227GLT**

**Disbursement History**

Date	Check #	Name	Posting Type	Amount
<b><u>MORTGAGE REGULAR PAYMENT (Part 3)</u></b>				
03/25/2019	1112371	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	4,559.14
04/26/2019	1115651	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	609.50
05/24/2019	1119055	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
06/25/2019	1122440	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
07/29/2019	1125871	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
08/27/2019	1129370	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
09/24/2019	1132720	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
10/24/2019	1135990	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
11/25/2019	1139453	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
12/23/2019	1142881	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
01/28/2020	1146309	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
02/25/2020	1149805	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
03/23/2020	1153329	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
04/27/2020	1156779	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
05/26/2020	1160169	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
06/26/2020	1163570	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
07/29/2020	1166700	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
08/25/2020	1169775	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
09/28/2020	1172861	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
10/26/2020	1175957	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
11/24/2020	1179046	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
12/21/2020	1181999	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
01/25/2021	1184965	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
02/22/2021	1188079	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
03/26/2021	1191350	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
04/26/2021	1194622	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
05/25/2021	1197754	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
06/25/2021	1200934	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
07/26/2021	1204140	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
08/26/2021	1207258	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
09/24/2021	1210380	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
10/25/2021	1213462	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	355.71
11/22/2021	1216489	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	505.73
12/23/2021	1219552	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
01/26/2022	1222627	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
02/23/2022	1225527	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	284.95
03/25/2022	1228472	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	576.49
04/26/2022	1231504	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
05/25/2022	1234534	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
06/27/2022	1237556	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
07/26/2022	1240511	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
08/24/2022	1243412	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
09/27/2022	1246273	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
10/25/2022	1249108	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
11/23/2022	1251885	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
12/22/2022	1254658	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	79.53
01/26/2023	1257390	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	781.91
02/23/2023	1260024	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	83.72
03/28/2023	1262784	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	777.72
04/25/2023	1265606	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
05/25/2023	1268447	IBMSECU	AMOUNTS DISBURSED TO CREDITOR	430.72
				<u>26,273.92</u>

**CERTIFICATE OF SERVICE**

I hereby certify that on the date shown below, I served a true and correct copy of Notice of Final Cure Payment upon the following, by regular United States mail, postage prepaid, addressed as follows:

ROBERT P. SELLATI, JR.  
ROBIN S. SELLATI  
3121 BETHEL CHURCH RD  
BETHEL PARK, PA 15102

SHAWN N WRIGHT ESQ  
LAW OFFICE OF SHAWN N WRIGHT  
7240 MCKNIGHT RD  
PITTSBURGH, PA 15237

IBMSECU  
PO BOX 5090  
BOCA RATON, FL 33431

7/26/23

/s/ Roberta Saunier

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Administrative Assistant  
Office of the Chapter 13 Trustee